

Paul R. Sisson

From: Bob Rusten
Sent: Friday, June 14, 2013 1:48 PM
To: Paul R. Sisson
Subject: FW: Application fees
Attachments: FY2014_FeeSchedule_v2.pdf

From: David E. White
Sent: Friday, May 31, 2013 9:27 AM
To: Eileen Blackwood; Paul R. Sisson; Kimberlee Sturtevant
Cc: Mike Kanarick; Peter Owens; Miro Weinberger
Subject: RE: Application fees

Our office has looked at some data from AMANDA regarding fees assessed on past large projects and feel we can suggest a couple of minor changes to our fee structure that would make a big difference without having much (if any) impact on our budget.

Give both the very large number of units, and the subdivision process (which includes a per unit/lot assessment that other review processes do not), the Grove St. project is an anomaly when it comes to fees. By comparison, some of the other very large projects we've seen over the years have not typically involved subdivision and thus not triggered the per unit assessment. For example UVM Redstone Apts had an estimated const. cost of \$17m and paid ~\$180,000 in fees. Other than the FAHC ACC (which had an ECC of ~\$72m and a fee of ~\$430k) we have never had a project that would trigger a \$300k fee.

We are therefore suggesting the following:

- remove the per square foot assessment alternative— this is really only ever triggered by a very large and very inexpensive building (e.g. a warehouse), and has only very rarely ever been assessed. This is really just a housekeeping/simplification change.
- charge a \$300 per lot (remove "per unit") assessment only in the case of a basic subdivision —the estimated construction cost adequately incorporates the relative scope of the proposed project and the complexity of review in cases where development is also being proposed.

By example, a COA Level III Preliminary Plat fee would change as follows:

Current:

- Application Fee: \$300 per lot or unit; **or**, \$200 **and** \$2 per \$1,000 of ECC; **or** \$0.10 per sqft whichever is greater
- Development Review Fee: \$3 per \$1,000 of ECC; **or** \$0.20 per sqft whichever is greater

Under this scenario a \$15m project with 250 units would pay:

- Application Fee: \$300 per lot or unit (\$75,000);
- Development Review Fee: \$3 per \$1,000 of ECC (\$45,000)
- Total: \$120,000

As amended:

- Application Fee: \$200; **and**, the greater of: \$2 per \$1,000 of ECC **or** \$300 per lot if subdivision only.
- Development Review Fee: \$3 per \$1,000 of ECC

Under this scenario a \$15m project with 250 units would pay:

- Application Fee: \$200 and \$2 per \$1,000 of ECC (\$30,200);
- Development Review Fee: \$3 per \$1,000 of ECC (\$45,000)
- Total: \$75,200

Attached for consideration for adoption by the Council as part of the FY14 City Budget is an amended FY14 Fee Schedule with these proposed changes.

Please let me know if you have any questions or would like to discuss.

David E. White, AICP
Director of Planning & Zoning
City of Burlington, VT